

From:
Sent: Mon, 13 Nov 2023 18:15:27 +1100
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: DA23/0381 file no D/2023/0381

RE DA23/0381 10 HENSCHKE AVE SAN ISIDORE NSW 2650

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Hi Jessica

Thank you for talking to me on the phone this morning.

The purpose of this email is to submit our concerns for the development application DA23/0381 at 10 Henschke Ave San Isidore.

During the last major renovation of this property which doubled the size of the dwelling, a very large water tank was installed near boundary. This does not appear to be shown on any of the drawings submitted with the application. The aerial photo that was with the application does not show either the water tank or the last renovation so this is obviously an out of date photo. The renovations are on the draftsman's drawings but the tank is not. I am not sure whether this tank has ever been connected or not.

We note that the application states that stormwater from the roof will connect to the existing rainwater tank and that the discharge point will be consistent with existing. The size of the shed is extremely large and the existing tank is a long way from the proposed shed.

My concern is that there are major runoff problems from the property whenever there is significant rain. A river forms and runs through that property,

and trees die due to the sodden land and erosion where the water runs. There used to be a dam on the property concerned but that was filled in but the previous owners I believe so the water course has changed. The water certainly does not run into the tank. My concern is that such a large shed is going to add significantly to the runoff issue. I would like to ensure that these things are taken into account and corrected before the development application is approved.

I am happy to talk further to the planner involved.

Yours sincerely

From:
Sent: Wed, 15 Nov 2023 12:14:46 +1100
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: Comments for App: DA23/0381 10 Henschke Ave

write to you regarding the application DA23/0381 for 10 Henschke Ave.
After reading the application for their
new huge shed there are a couple of things I would like to bring forward.

Information found in Statement of environmental effects

Site disturbance and placement:

2. No native flora or fauna shall be disturbed: Going back approximately 2 years they cut down at least 3 very large (15 metres) trees along this section of their property

So i feel like even though
the trees were cut down a couple of years ago it would have been for these plans. You can see in image 1 of their property the full tree line along their boundary which isn't full and in tact now. It looks very different. Proof can be sent of tree removal as the stumps are still there.

3. No trees are required to be removed: Well as just stated in above comments the trees we thoughtfully removed in years leading up to this development.

9. Placement of the shed will not cast adverse shadows on neighbouring properties and is designed to maintain neighbouring privacy:

that this 6 metre tall building will shade fruit trees for a good session of the day suggest

Development Control Plan Compliance and variations

The structure size is required to predominantly store a vehicle (school bus) 4.7m high securely for insurance purposes. This seems a bit odd considering the only school buses that service San Isidore are owned by the Bradleys who have their buses registered to their home in Gumly Gumly. Also the size of the roller doors are only 2200 which doesn't seem high enough for a school bus. And if that is the case to have a school bus in there is it registered to be parked at their property and is it necessary to have the building much higher than the 4.7m, what do they require the extra space for?

In the site plan 1. it only shows the roller doors being 2200h.

To summarise I do not have any problems with the length of the shed and understand they are entitled to have a spot for their cars/school bus however the height is concerning and the overall look of the property considering the shed will be taller than their house itself.

Thankyou for taking the time to read my comments.